

PLANNING BOARD MINUTES

April 13, 2011

Town Council Chambers

Board members present:

Jan Eckhart, Chairman Ron Wolanski, Town Planner

Richard Adams, Vice Chairman Frank Holbrook, Assistant Town Solicitor

Audrey Rearick, Secretary

Betty Jane Owen

Charlene Rose-Cirillo

Pete Marnane

Member Absent:

Gladys Lavine

The meeting was called to order at 6:30 pm.

- **Approval of the minutes of the March 9, 2011 regular Planning Board meeting - Motion by Ms. Rearick, seconded by Ms. Cirillo, to approve the March 9, 2011 regular Planning Board meeting minutes. Vote: 6-0-0.**

- **Correspondence**

Old Business

1. **Public Hearing – Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Request for Preliminary Plan Approval.**

Mr. Holbrook recused himself from the discussion of this matter.

Mr. Eckhart stated that the applicant had submitted a letter agreeing to an additional continuance to May 11, 2011.

Motion by Ms. Rearick, seconded by Mr. Adams, to continue the matter to the May 11, 2011 regular Planning Board meeting. Vote: 6-0-0.

New Business

2. Mark Horan, Overlea Farm Subdivision, Request for release of subdivision maintenance security, 10-lot subdivision, Gossett's Turn Rd.

Ms. Cirillo recused herself from discussion of this matter.

Mr. Eckhart stated that the board had received certification from the Town Engineer that the developer has satisfied all requirements.

Motion by Ms. Owen, seconded by Mr. Adams, to approve the release of the subdivision maintenance security. Vote 5-0-0.

3. Lockwood/McKinnon (Taco Bell), 641 West Main Rd., Plat 107SE Lot 15. Request for Development Plan Review for exterior renovations and new signage for existing commercial building.

Attorney David Martland, representing the applicant, described the proposal.

Mr. Eckhart discussed the towns goals and the commercial development design standards. The proposed building alterations are taking the design in the wrong direction in comparison to the existing building. Mr. Eckhart referenced a photo provided by the Planning Department of a Taco Bell store in N. Kansas City Mo. as a design the would be more in line with the town's regulations and goals.

Mr. Adams discussed the town's efforts to plan for the redevelopment of the West Main Road corridor, including the town-owned land across the street from the subject property. He stated that he was disappointed with the proposed design as it appears to not take the towns goals into consideration. He stated that he understands the financial pressures that businesses face, but an improved design might not result in substantial additional costs.

Mr. Martland stated that this an existing building which limits the extent of modifications, and his client is concerned with the possible financial implications of any changes to the design.

There was discussion of the proposed new windows and screening of rooftop equipment.

The applicant's contractor, Elias Parkkonen, stated that only two windows in the front of the building would be replaced. Mullions could be added if required. The proposed design would provide better screening of the rooftop equipment than currently exists.

Mr. Martland displayed photos of the existing building, and stated the proposed design would be an improvement over existing conditions.

Mr. Eckhart stated that the design of the N. Kansas City store would be preferred, and the design of the existing building is better than the proposed design. He stated that he was not happy with the selected colors or the "cubist" architectural design. The roof form must be modified. Tweaking the proposed design will not be sufficient. He suggested that the applicant develop a new plan.

Other board members agreed with Mr. Eckhart's statement.

Ms. Cirillo asked the applicant if there is an ability vary from the

corporate design.

The applicant, Roger Lockwood, stated that in other locations designs have been modified to address local concerns, and that could be considered here.

Mr. Martland stated that his client presented the proposed plan as an opportunity to begin the review process, and gain Planning Board feedback. He requested a recess to allow him to confer with his client. Following the recess Mr. Martland stated that his client would like to have an opportunity to revisit the design to try to address the board's concerns. He requested that the matter be continued to the next Planning Board meeting. He also noted that the proposed monument sign would be an improvement over the existing pole sign.

Motion by Ms. Owen, seconded by Ms. Cirillo, to continue the matter to the May 11, 2011 Planning Board meeting. Vote: 6-0-0.

4. FY2012-2016 Capital Improvement Program review and certification.

Mr. Wolanski explained the purpose of the CIP. He stated that the Planning Board is asked to review the proposed CIP to determine constancy of the projects with the Comprehensive Plan. He did not identify any inconsistency with the plan based on his review.

Mr. Marnane asked if the board would have an opportunity to review specific projects in the CIP prior to implementation. He stated that he was impressed by the documentation provided.

Mr. Wolanski stated that from a policy perspective, the Board would like not have another opportunity to review projects. The only reviews would likely result from the need to review under the provisions of

the development plan review process.

Motion by Mr. Adams, seconded by Mr. Marnane, to find the proposed FY12-16 CIP to be consistent with the goals and policies of the Middletown Comprehensive Plan. Vote 6-0-0.

5. Review of initial 2010 US Census results.

Mr. Wolanski reviewed data currently available for the 2010 US Census for Middletown.

6. Review potential amendments to the Middletown Zoning Ordinance.

Mr. Wolanski stated that the Zoning Official and Planning staff have identified areas in the zoning ordinance and regulations where modifications might be needed. He suggested that the Board might wish to establish a subcommittee to review proposed changes.

Mr. Eckhart requested volunteers to serve on the subcommittee. It was decided that all members would be invited to participate. Meetings will be scheduled in conjunction with meetings of the Comprehensive Plan Update Committee.

Additional Old Business:

1. Update on West Main/Coddington Master Plan: Mr. Adams discussed the ongoing work on the plan.

2. Comprehensive Plan Update: Mr. Adams provided an update on the progress of the Comprehensive Plan Update Committee.

3. AIPC Update: Mr. Adams provided a brief update of AIPC activities.

4. AIRPA Update Mr. Adams updated the Board on the activities of the Aquidneck Island Reuse Planning Authority.

Motion by Ms. Owen, seconded by Ms. Rearick to adjourn. Vote: 6-0-0

The meeting adjourned at 7:35 pm

Respectfully submitted:

Ronald M. Wolanski

Town Planner